

119.0

0005

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

833,600 /

833,600

USE VALUE:

833,600 /

833,600

ASSESSED:

833,600 /

833,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SEMINOLE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: JIANG ZHOU LIN	
Owner 2: ZHU HONGLI	
Owner 3:	

Street 1: 12 SEMINOLE AVE

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PALLOTTA MICHAEL D -

Owner 2: PALLOTTA MARYANN F -

Street 1: 12 SEMINOLE AVENUE

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1963, having primarily Wood Shingle Exterior and 2470 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

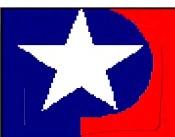
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7684		Sq. Ft.	Site		0	70.	0.85	4									455,364						455,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7684.000	377,700	500	455,400	833,600		77188
							GIS Ref
							GIS Ref
							Insp Date
							09/22/18


Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	77188
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	08:47:05
Print	
Last Rev	
Date	Time
10/03/18	11:40:16
ASR Map	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	377,700	500	7,684.	455,400	833,600		Year end	12/23/2021
2021	101	FV	364,600	500	7,684.	455,400	820,500		Year End Roll	12/10/2020
2020	101	FV	364,600	500	7,684.	455,400	820,500		820,500 Year End Roll	12/18/2019
2019	101	FV	350,500	500	7,684.	455,400	806,400		806,400 Year End Roll	1/3/2019
2018	101	FV	345,600	500	7,684.	390,300	736,400		736,400 Year End Roll	12/20/2017
2017	101	FV	345,600	500	7,684.	364,300	710,400		710,400 Year End Roll	1/3/2017
2016	101	FV	345,600	500	7,684.	312,200	658,300		658,300 Year End	1/4/2016
2015	101	FV	296,500	600	7,684.	279,700	576,800		576,800 Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALLOTTA MICHAEL	67528-337		6/29/2016		800,000	No	No		
NATL BANK OF GR	21895-249		3/31/1992		225,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2007	1070	Manual	4,500					adding rear deck

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
8/24/2018	MEAS&NOTICE	BS	Barbara S
2/24/2009	Meas/Inspect	189	PATRIOT
3/21/2000	Inspected	270	PATRIOT
2/14/2000	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 21 - Split Level				Full Bath: 1	Rating: Average			OF=BMT SINK.																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																						
Sec Wall: 8 - Brick Veneer	10 %			OthrFix: 1	Rating: Average																						
Roof Struct: 2 - Hip				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units 1																			
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl: 2	Rating: Good																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade: C+ - Average (+)				CONDOS INFORMATION																							
Year Blt: 1963	Eff Yr Blt:			Location:																							
Alt LUC:	Alt %:			Total Units:																							
Jurisdict:	Fact: .			Floor:				REMODELING				RES BREAKDOWN															
Const Mod:				% Own:				Exterior:	No Unit	RMS	BRS	FL															
Lump Sum Adj:				Name:				Interior:	1	9	3	1															
INTERIOR INFORMATION				DEPRECIATION				Additions:																			
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Kitchen:																			
Prim Int Wal 1 - Drywall				Functional:		%		Baths:																			
Sec Int Wall:	%			Economic:		%		Plumbing:																			
Partition: T - Typical				Special:		%		Electric:																			
Prim Floors: 3 - Hardwood				Override:		%		Heating:																			
Sec Floors:	%			Total:	26.4 %			General:																			
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Subfloor:				Basic \$ / SQ: 100.00				Rate	Parcel ID	Typ	Date	Sale Price					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar: 2				Size Adj.: 1.32917202									FFL	First Floor	1,546	136.000	210,249	BMT	100	FLA	80	G					
Electric: 3 - Typical				Const Adj.: 1.02316034									BMT	Basement	810	70.990	57,502	LLV	100	FLA	40	A					
Insulation: 2 - Typical				Adj \$ / SQ: 135.996									LLV	Lower Level	690	79.560	54,895	WDK	240	10.400	2,497						
Int vs Ext: S				Other Features: 141367																							
Heat Fuel: 1 - Oil				Grade Factor: 1.10																							
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100	% AC: 100			LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 513159																							
% Com Wal	% Sprinkled			Depreciation: 135474																							
				Depreciated Total: 377685																							
MOBILE HOME				Make:		Model:		Serial #:				Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 119-0-0005-0010.A												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
A2	WOOD SHD	D	Y	1	9X12	A	AV	1970	7.85	T	39.2	101			500		500										
More: N	Total Yard Items:	500	Total Special Features:		Total:	500																					
